

Hwy 99

AND POINTS EAST

Planning a new direction



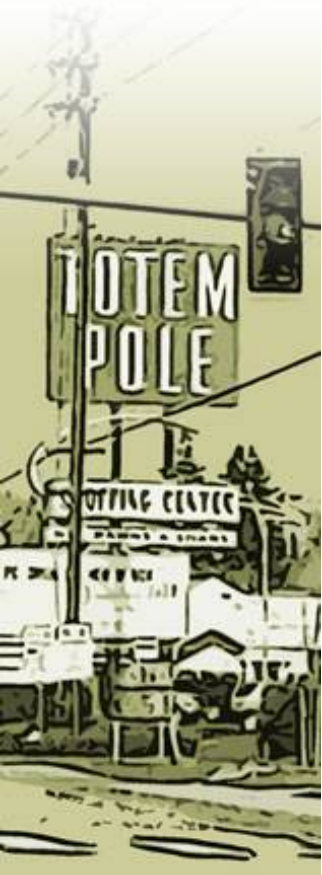
COMMUNITY DESIGN FORUM

Held September 27, 2007

BACKGROUND

Who? **What?** **Where?** **When?**

The effort to revitalize the sub-area of Hwy 99 has been inspired by Team 99, a group of residents, businesses, and property owners along with Clark County planning staff.



BACKGROUND

Who? What? Where? When?

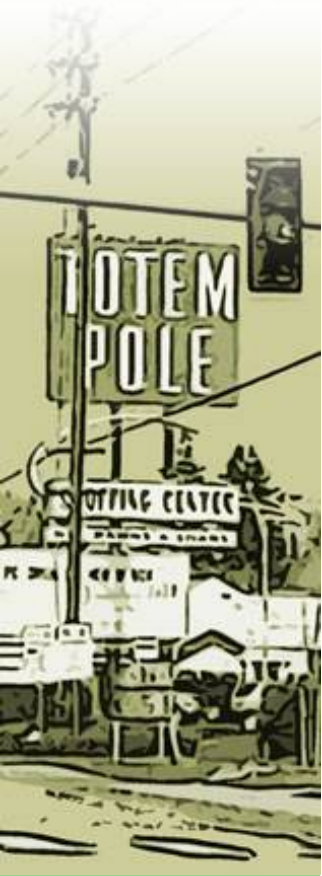
A revitalization plan that will include a vision for the area, design standards, zoning, and targeted projects that can be built in the coming years.

The plan will include a design framework based on General Guiding Principles established by the Board of Clark County Commissioners.



BACKGROUND

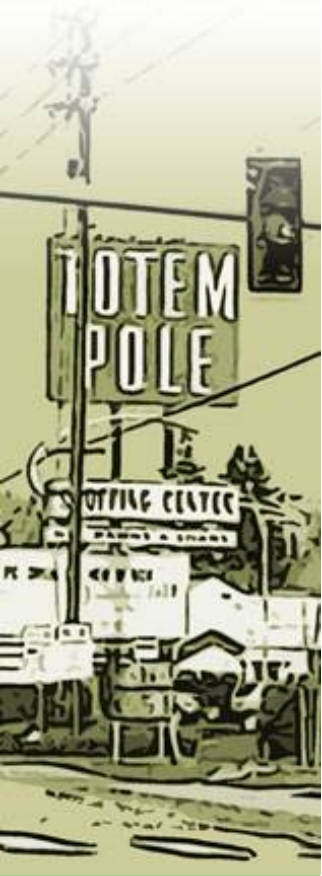
Who? What? Where? When?



BACKGROUND

Who? What? Where? When?

- Highway 99 is tied to the earliest settlements in Washington state.
- In 1926, the Pacific Highway was renamed US Highway 99 and served as the primary west coast north/south route.
- 1972, US Highway 99 was decommissioned and returned to Clark County.
- Today, Highway 99 stretches approximately 4 miles from Main Street/Interstate 5 interchange north to the junction of Interstates 5 and 205.



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Closing

“Today we begin an adventure that is more than roads and cars, but will determine what our community will look like in 20, 30, 40 and more years”



Betty Sue Morris,
Clark County

Commissioner

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“Change can be slow, however, it is astonishing what can happen with revitalization. What is important is a community taking a first step to make that change.”



Mark Hinshaw,
LMN Architects
Director of Urban Design



Redesigning Major Arterial Streets

Mark Hinshaw
Director of Urban Design
LMN Architects

Clark County

September 26th 2007

Design Principles

5 Principles

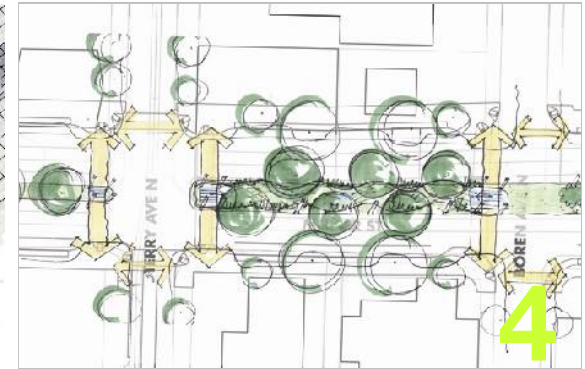
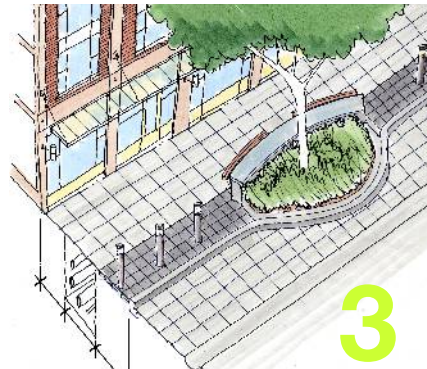
- + The Corridor: **gateway** into Seattle
- + Mercer Street: **great, grand, urban boulevard**
- + Valley Street: **green, urban esplanade**
- + All streets: **sustainable design**, both **visible and informative**.
- + The Corridor: **multiple modes of movement**, **safe, accessible, comfortable, gracious and visually appealing**.



Design Concepts

7 Concepts

1. Central Core
2. Great Gate
3. Green Fingers / BIG Trees
4. Wet Median
5. Pervious Parking... Plus
6. Night Light
7. Animated Edges



Streetscape Elements

More Generous Sidewalks



Pedestrian Crosswalks



Streetscape Elements



Distinctive Lighting (roadway and pedestrian)



Planted Medians



Street Trees

Streetscape Elements

Transit Shelters



Other Hardware: Railings, Bollards...



Streetscape Elements

Bridges and Overpasses



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“We’re looking for better design and a sense of place. Let’s get started. Dream. Share. Make the most of this opportunity.”

Marty Snell,
Director, Clark County
Community Planning

Commercial Images



Mix of Housing ... single family



Mix of Housing ... multi-family



Public Places ... parks and open space



Public Places ...



Highly visible part of the county and aesthetically unattractive



Discourages walking, bicycling and transit.... not safe



Difficult to cross - no safety zone



Long distances between traffic signals, wide intersections, and speeding cars



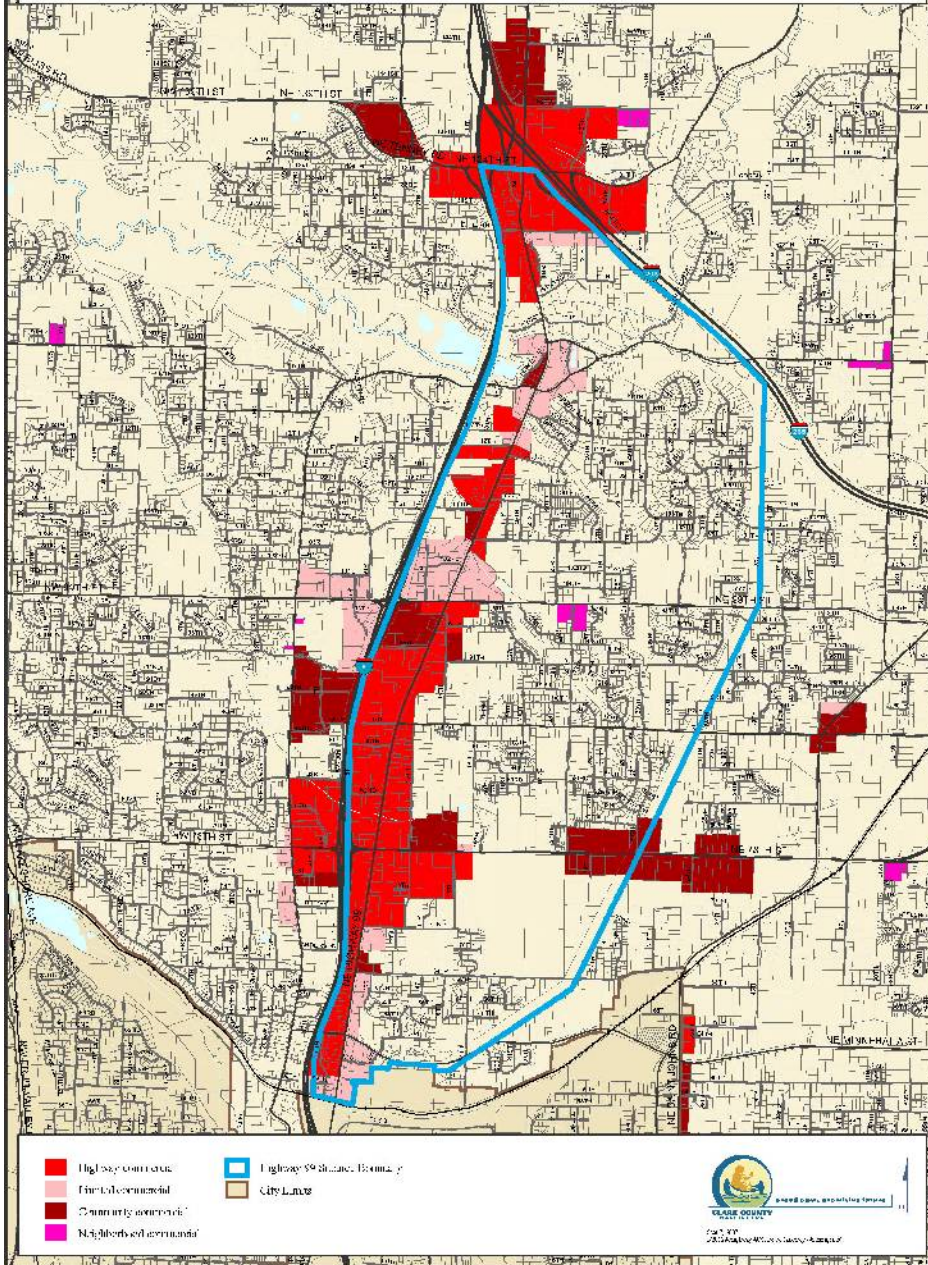
Difficult to navigate - many hazards



Huge parking areas



Highway 99 Sub-Area Plan
Commercial Zoning Map



Excessive
commercial
land
discourages
revitalization
and investment

Ultimately – need better design,
comfort, vitality, or sense of place



Candor, NY



Long Beach, WA



Seattle, WA

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Vision & Theme

Task: “Imagine that it is 20 years from now, in the year 2027. Describe a hopeful, positive vision of what the Hwy 99 area looks like.”

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- High density commercial nodes at Gateways with a mix of uses
- WSU site remaining as public space with a community center and keeping agricultural ties
- Lots of green; trees, landscaping, environment
- Turn Hwy 99 into a “Main Street”



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Closing

- Street improvements, wider sidewalks
- Economics as a driver
- Attracting businesses
- Show a unique quality and character of Hazel Dell
- Bring in more professional businesses



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Closing

- Urban trails
- Change the name of “Hwy 99” to more of a community focus
- Expand capabilities of recreational opportunities at Klineline Park
- Trolley line to connect Legacy, Hwy 99, WSU, Ester Short Park



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- Economic clusters, design standards
- Mixed-use, mixed-income, neighborhood character
- Not “cookie-cutter” development...funky shops
- Public transportation for the whole area
- Nodes of activity, gathering places, pocket parks, green space

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- Not only Hwy 99, but 78th Street and 99th Street need attention
- Themed “Northwest Style”
- 88th Street pedestrian bridge
- A restaurant on top of the bridge
- Use BPA easement for community gardens
- Sense of place, design gathering places

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- WSU building as a design theme?
- Have an economic plan
- Reduce visual impact of power poles
- Friendly place to drive and stroll
- Plant hazel nut trees
- Culture...art
- Farmer's market
- Sidewalks on side streets

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- Sports complex
- Historical features
- Roundabouts at key intersections
- Bike improvements
- Places for kids because they are our future



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Obstacles, Opportunities And Strengths

Task A: “Given the Vision and Theme discussion we’ve just had, what obstacles currently exist that need to be overcome in order to fully realize your vision of the future?”

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Obstacles, Opportunities And Strengths

Task B: “What opportunities exist to help achieve your vision? What first steps can be taken that will move in the direction of your vision?”

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Obstacles, Opportunities And Strengths

Task C: “What are the current strengths that could be reinforced to increase the likelihood that your vision will be achieved?”

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Obstacles

- Financial
- Zoning
- Utilities
- Not bike friendly
- Fear of change
- The number of property owners
- Lack of incentives for land owners

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Obstacles

- Economic sustainability during construction
- Keeping people here
- Attracting businesses difficult with pockets of crime
- Getting buy-in from those not involved with this process

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Opportunities

- Community willingness to support improvement
- Existing businesses can expand their bases
- BPA corridor, potential trail
- Plenty of parking
- WSU Ag site
- Klineline Park open space
- Partner with other government agencies

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Opportunities

- To become a Destination place
- Demonstration trolley
- Mass transit
- Low-impact development
- Highlight Cougar Creek and other creeks
- Wide ROW
- A place for young people

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Strengths

- Open public process
- Proximity to freeways
- Hwy 99 as transit corridor
- Good examples of revitalization do exist
- 88th street redevelopment as a first step
- Ripe for redevelopment
- Hwy 99 is functional

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Strengths

- High C-Tran usage
- Existing infrastructure
- Existing resources
- Key stakeholder support
- Interest groups already exist
- Adequate Right of Way
- Local and county support
- Future high capacity transit
- Great neighborhood associations

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Case Study Focus Areas

Format: Feedback on seven different areas of focus.

- Parks, Trails and Open Space
- Signs
- Driving, Walking and biking
- Preserving our past
- Public Transportation
- Public / Special purpose facilities
- Commercial / Mixed-use centers

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Parks, trails, and open space

Please pick two



Benches

Bocce court

Community garden

Disc golf

Dog off-leash area

Exercise stations

Flag football

Gazebo

Horseshoe pit

Natural areas with
plant identification

Picnic tables

Play ground

Public art

Restrooms

Roller skate

Soccer field

Trails – walking, biking,
equestrian

Volleyball court (sand)



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Signs

Should existing pole signs have to be removed over a period of time?



	Yes	No
Residents		
Business owners		

A person is drawing a map on a newspaper with a blue marker. The map shows a path with various landmarks and handwritten notes. The path starts from the bottom left and goes towards the top right. There are several blue circles and lines drawn on the map. The person is wearing a watch on their left wrist. The background shows a chair and some papers.

Closing

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Public/special-purpose facilities

Please pick two



Outdoor stage



Public Plaza



Conference center



Community Center



Fire station



Library



Post office



School



Community education space

Visitor/interpretive center

Community garden/ greenhouse

Grove of trees

Urban trails

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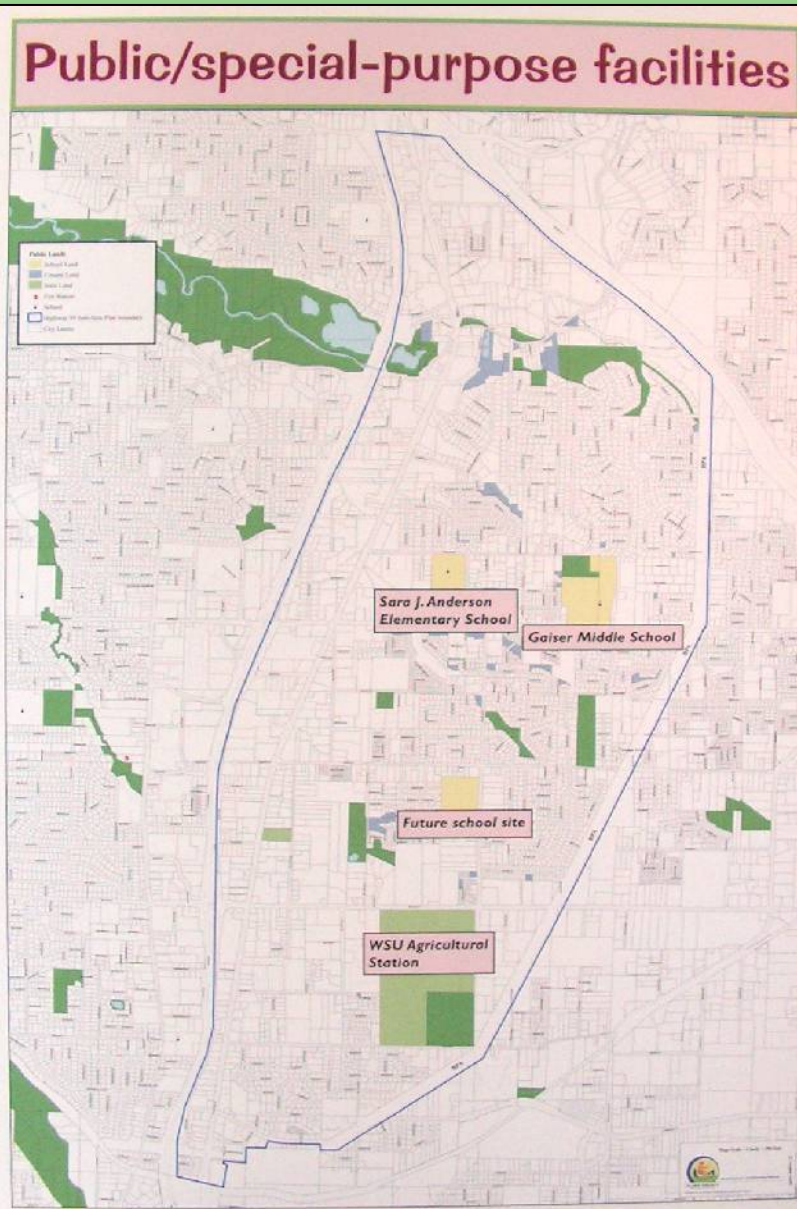
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Parks, trails, and open space



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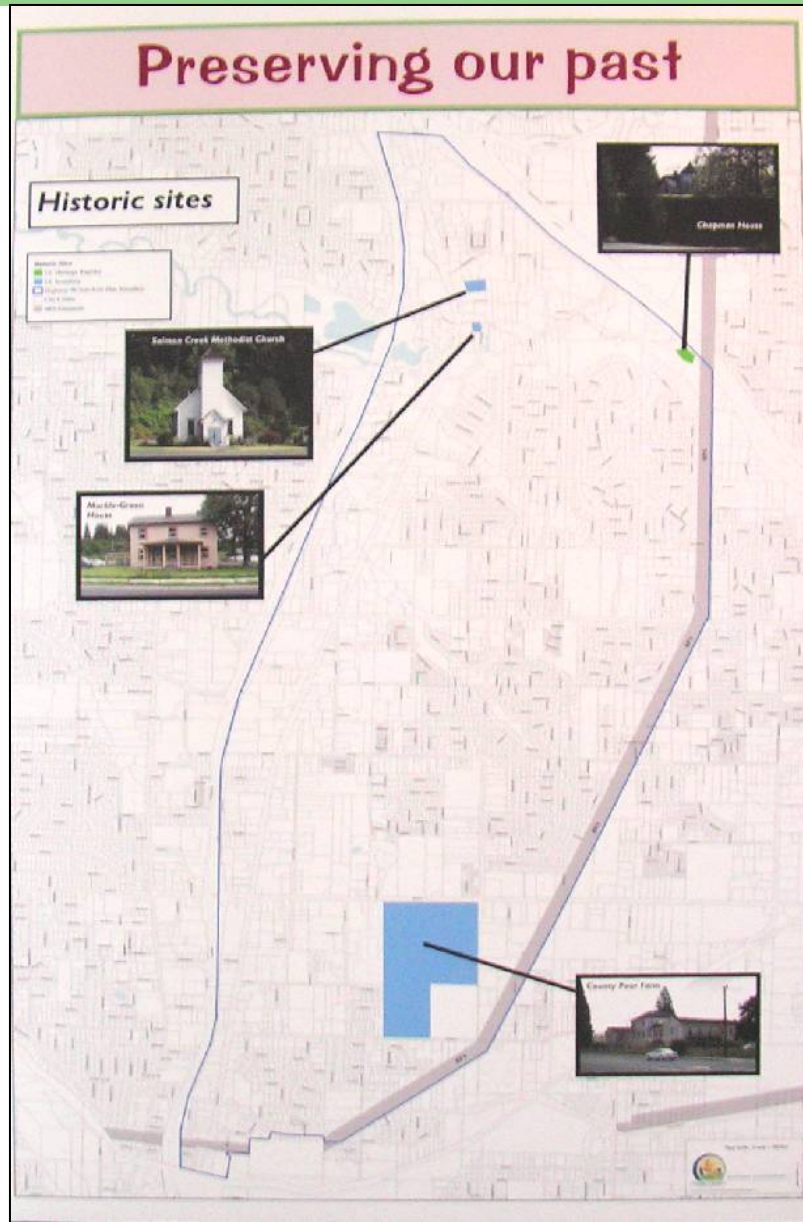
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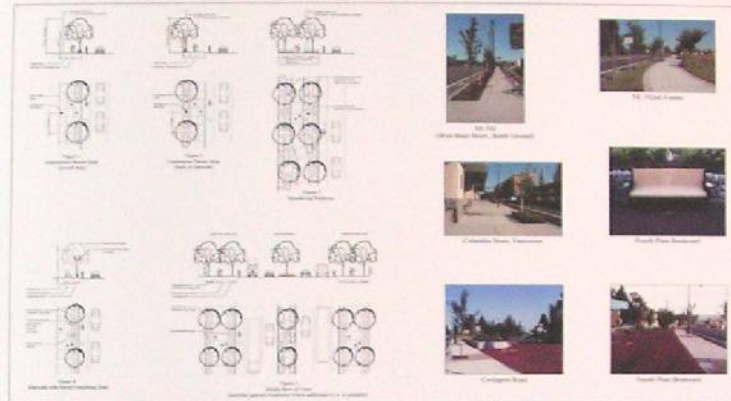
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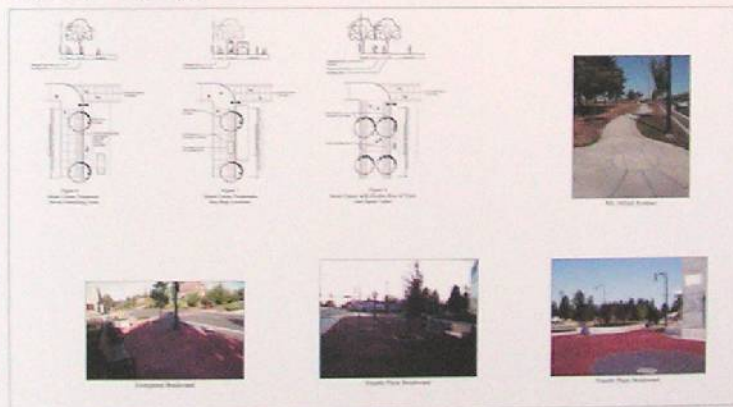
Closing

Driving, walking, and biking

Street edges



Street corners



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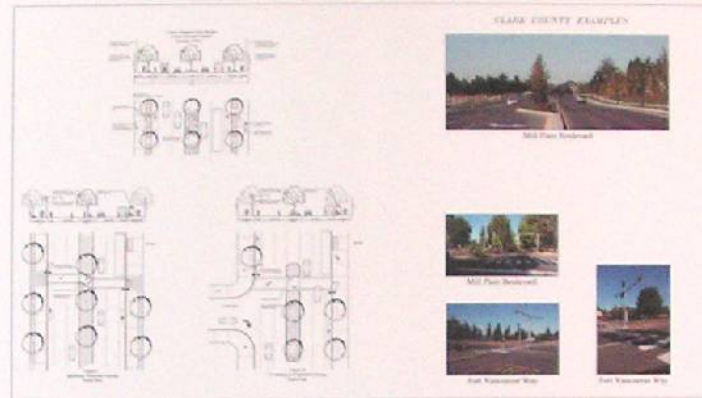
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Driving, walking, and biking

County standard roadway



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“Imagine this community as being economically and aesthetically attractive. A healthy place to live, work and play. A greener place, that reminds us of the strong sense of history, culture, art and agriculture that provided the roots for this community to grow. A place for kids and bikes, where the new residents recognize the incredible insight that the original business owners, community members, and county staff had to create such a wonderful sense of place.”

Casey Wyckoff,
LSW Architects

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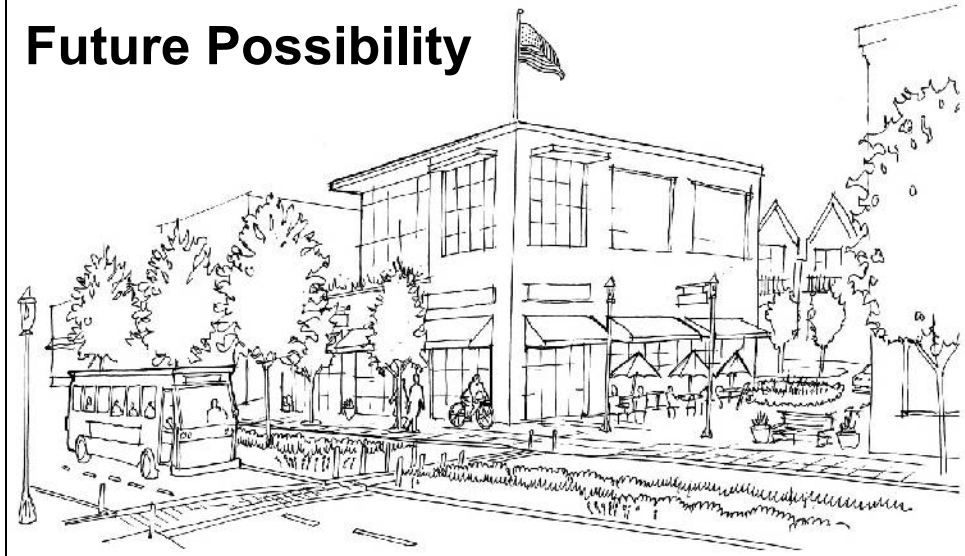
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Closing

Today



Future Possibility



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What will happen after the forum?

The Clark County Planning Commission will review project status and comments from the public at a November 1st work session.

A draft sub-area plan will be completed in Spring 2008. Both the Planning Commission and the Board of Clark County Commissioners will review the plan and hold public hearings before taking formal action. If adopted by the Board, the plan will become part of the county's 20-year comprehensive growth management plan Fall 2008.